

PB# 74-40

Joseph Cimorelli

Joseph Amorelli Site 7440

filed with Town
Clerk 9/21/76 JH



Oxford Pendaflex

STOCK No. 753 1/3

MADE IN U.S.A.

copy!

Date _____

Application No. 74-40

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-3343

APPLICATION FOR SITE APPROVAL

Name Joseph Cannelli Tony Delolio

Address 103 Mangwood Gardens

1. Owner of the property Joseph - Tony

2. Location of the property Temple Hill Rd.

3. zone area _____

4. Nature of business Motel and restaurant

5. Lot size: Front 240 Rear 240 Depth 734-95

6. Building setbacks: Front yard 200' Rear yard 183'
Side yard 40 - 27

7. Dimensions of new building 170' 8" x 351' 4"

Addition _____

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Conceptual approval Nov 13, 1974

approved by Eng. - Jan 28, 1975

approved 11/22/75
resubmission

Signature of applicant

Joseph Cannelli

Final Approval _____

Adopted 10/5/70

Mr. Cimorelli: Before going to the next item on the agenda I would like to disqualify myself for this Site Plan.

#7 on the Agenda:

Cimorelli Site Plan #74-40
located on Temple Hill Road
Represented by Mr. Joseph Cimorelli

Mr. Cimorelli explained his site plan to the Board.
This is a motel.

Mr. Van Leeuwen: Did you check this Paul?

Engineer Cuomo: Yes, I did.

Chairman Loscalzo read Sanitary Superintendent Masten's
review. Attachment #5 to the minutes.

Mr. Cimorelli: Mr. Masten wants cast iron pipe but all others
are transite. Cast iron will crack faster than transite.
If he wants cast iron, I will put it in.

Engineer Cuomo: I will discuss this with Sonny.

Mr. Cimorelli: I will have to come back again.

motion by Mr. Van Leeuwen seconded by Mr. Argenio that the
Plan Windsor Planning Board give approval to the Cimorelli
site plan #74-40 located on Temple Hill Road subject to
review by Mr. Cuomo. Roll call: Jones, aye; Argenio, aye;
Van Leeuwen, aye; Dowd, aye; Spignardo, aye; Loscalzo, aye;
Motion carried. 6-0.

#8 on the Agenda:

Chairman Loscalzo: Before we continue to correspondence.
Mr. DeVitt is here this evening for Tolman Estates Stage II.
At the last meeting we gave a six (6) month extension
to Tolman Estates Stage II and before Shirley wrote the
letter I thought about it and we had done this in error for we
were giving preliminary approval to something that was in
obeyance.

Attorney DeVitt: My problem is the County Health Department
will not approve this without preliminary approval. They
won't even look at the plans. One extension was granted.
The engineer that Tolman Estates had at that time did not
follow through. He was fired and we have another engineer now.
We got to the point that our six (6) month extension was up.
We applied for another. We realize if the Zoning Amendment
is approved we will probably be caught in 80,000 and I am
going to give you a letter tonight requesting a saving clause
in the Zoning Amendment. If we are approved by the County
Health Department for 17 lots obviously we will be approved
for 12.

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Chairman Loscalzo: You are taking one piece out of the large property?

Attorney Hunter: That is correct. I will take the title po to Attorney Cavalari for the road.

Motion by Mr. Van Leeuwen seconded by Mr. Spignardo that the Windsor Planning Board approve the Estate of Philip Hahj. 2 lot subdivision located on Bull Road #74-38 upon the exceptance of the deed by the Town Attorney. Vote: all ayes motion carried. \$150.00 fee paid.

Attorney Hunter: This property is going to be kept as a res

Judge Markowitz: A couple who are artists bought this house. There is a studio on the property. There will be no further subdividing there. It is a beautiful piece of property.

#9 on the Agenda:

Woodwind Suiky #73-62
located off route 207.

NO REPRESENTATION

Mr. Cimorelli disqualified himself for the next item on the agenda.

#10 on the Agenda:

JOSEPH CIMORELLI SITE PLAN #74-40
located on Temple Hill Road
represented by Mr. Joseph Cimorelli

Mr. Cimorelli: This is a plan for a motel. (He explained the plan to the Board.)

Mr. Van Leeuwen: Are you going to have water and sewer?

Mr. Cimorelli: Yes.

Tonight I would like your approval to go ahead with the plans.

Mr. Van Leeuwen: How large is the building?

Mr. Kessler: 251x170.

Chairman Loscalzo: Is it a two story building?

Mr. Cimorelli: Yes, it is two sections and two stories.

Chairman Loscalzo: What are you going to make it of?

Mr. Cimorelli: Concrete block.

Mr. Kessler: Where will the parking be?

Mr. Cimorelli: Mostly in the front.

ion by Mr. Jones seconded by Mr. Argenio that the Windsor Planning Board grant conceptual approval the Cimorelli Site Plan #74-40 located on Temple Hill d. Vote: all ayes, Motion carried.

irman Loscalzo: On your plans show your parking lots, roads, water and sewer lines - where they are.

on the Agenda:

CORRESPONDENCE

ring no objections a letter dated October 30, 1974 from Attorney Cavaleri (Town Attorney) re: Ceysen Park Subdivision stating the deed and accompanying papers are in good form. deed and mortgage release should be of course recorded in the Orange County Clerk. After that you will receive title insurance policy which should take a few weeks. was recorded received and filed.

Romundi of Romundi Associates was present at the meeting to see if the papers had arrived. He was representing Attorney Fabricant. action taken at this time.

ring no objections a letter dated October 7, 1974 from Patricia Delio, Secretary to the ZBA with reference to public hearings that were held on October 21, 1974 application for a Variance of National Bank of Commerce (Solidated Iron) and an application for Louis Bozzone (Commercial set) was recorded received and filed.

ring no objections a copy of a report dated October 9, 1974 from the United States Environmental Protection with reference to expansion and upgrading of an existing 1.825 MGD Sewage Treatment plant and construction of 4 intercepting sewers to alleviate pollution in Moodna Creek was recorded received and filed.

ring no objections a copy of a letter dated October 18, 1974 from Supervisor Fischer from O'Connell & Aronowitz Attorney re: zoning of Town of New Windsor and Development of Storm Drainage System as affect Connolly Industries was recorded received and filed.

ring no objections a notice dated October 24, 1974 from the with reference to a Public Hearing to be held on November 4, for an application for a variance for Nicholas and Elizabeth Antonelli was recorded received and filed.

ring no objections a letter dated October 30, 1974 to Ward Collett, Building Inspector from the ZBA advising that applications for Lukacik and Daidone and Commercial set Printing were approved. This letter was recorded received and filed.

PUBLIC NOTICE OF
HEARING BEFORE
THE ZONING BOARD
OF APPEALS

PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
Town of New Windsor, New York
will hold a public hearing pursuant
to Section 48-33 A of the Zoning
Ordinance on the following pro-
position:

Appeal No. 11.
Request of Joseph Cimorelli for
a Variance of the regulations of
the Zoning Ordinance, to permit
side yard variance being a
Variance of Article IV, Section 48-14
C, for property owned by him
situated as follows: Being a portion
of lands formerly owned by Infante
Bros., located on Temple Hill Road,
Town of New Windsor, N.Y.

SAID HEARING will take place
on the 15th day of July, 1974, at
the New Windsor Town Hall, 555
Union Avenue, New Windsor, N.Y.,
beginning at 8 o'clock P.M.

FRED WYGANT
Chairman
By: PATRICIA DELIO
Secretary

July 3

ZONING BOARD OF APPEALS
Town of New Windsor, New York

7 Franklin Avenue
New Windsor, N. Y.
July 10, 1974

Joseph LoScalzo, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, N. Y. 12550

RE: APPLICATION FOR VARIANCE - Joseph Cimorelli

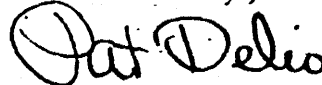
Dear Mr. LoScalzo:

Enclosed please find application for variance of
Joseph Cimorelli together with public hearing notice.

Kindly be advised that this hearing will take place
on the 15th day of July, 1974 at 8 p.m.

Thank you.

Yours truly,



PATRICIA DELIO, Secretary

/pd

Enc.

cc: Howard Collett, Bldg. Inspector
Town of New Windsor

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 74-11

Date: _____

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) JOSEPH SCIMORELLI of 103 KINGS GARDENS
TONY DEL-OLIO (Street & Number)

N.Y. HEREBY MAKE
(State)

APPLICATION FOR A VARIANCE:

A. Location of the Property TEMPLE HILL RD # 061
(Street & Number) (Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) _____

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: _____

BUILDING IS SET BACK APPROX 600'
FROM COUNTY RD - FRONT

2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: _____

GENERAL CODE ALLOWS 15' SET BACK

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: _____

LOT WIDTH ~~15'~~ ^{12'} ~~VARIOUS~~ NARROWER THAN LOT
LENGTH - EAST SIDE CENTRAL HODSON
EASEMENT FRONT YARD IN FANTIE WOODWORKING

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: _____

STRUCTURE WILL UPGRADE PRESENT ZONE

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: _____

GENERAL INDUSTRIAL VARIANCE PERMITTED

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

MOTEL USE

- E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 l&m of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: June 26, 1974

Joseph J. Carrilli
Signature of Applicant

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 20th day of June, 1974.

103 KINGWOOD GARDENS
Address

Julia M. Tuckosh
(Notary Public) JULIA M. TUCKOSH
Notary Public County of Orange
Reg. #36-9390700
Commission Expires 03-30-76

561-5281
Telephone Number

(DO NOT WRITE IN THIS SPACE)

Application No. _____
Date of Hearing _____
Date of Decision _____

Date Received _____
Notice Published _____

DECISION:

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval XXXXXXX
Subdivision _____ as submitted by Victor B. Buckstad P.E.
for the building or ~~subdivision~~ of Joseph J. Cimorelli & Tony Dell'olio
has been reviewed by me and is approved ^{Conditional} XXXX d: approved

If disapproved, please list reason.

Subject plans for the proposed Motel have been discussed with Mr. Paul Cuomo, P.E., Town of New Windsor. The following suggestion are made as a result of the discussion.

1. Cast iron be used from M.H. #1 to M.H. #2 under driveway and parking area.
2. A clean out at the 175 ft. mark between M.H. #1 and M.H. #2.
3. Cast iron be used from M.H. #2 to M.H. #3 under driveway.
4. A clean out at each 90 ft. mark between M.H. #2 and #3.

HIGHWAY SUPERINTENDENT _____

WATER SUPERINTENDENT _____

Lyman D. Masten
SANITARY SUPERINTENDENT

Dec. 23, 1974
DATE

TOWN ENGINEER

Paul V. Cuomo, P. E.

11/26/75

REPORT

#6 Agenda

Planning Board
received
11/26/75 DA

Engineer's Report Cimorelli Site Plan

I have reviewed the Cimorelli site plan for Motel
on Old Temple Hill Road.

I recommend that this site plan be approved by the
Planning Board.

P.V.C.
mfl.

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Motel, Temple Hill Rd,
Subdivision _____ as submitted by Victor B. Buckstad, P.E.
for the building or subdivision of Joseph J. Cimorelli & Tony Dell'olio
has been reviewed by me and is approved _____ disapproved XXXX

If disapproved, please list reason.

Will be approved only if the four inch water line is put in by contractor

HIGHWAY SUPERINTENDENT

Joseph Craig
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

1/7/75
DATE

Memo FROM:

OFFICE OF THE TOWN ENGINEER

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

PHONE 565-8802

TO:

Joseph Loscalzo, Chairman
Planning Board

DATE: January 28, 1975

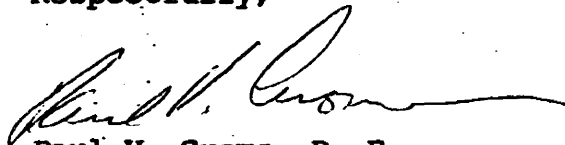
SUBJECT: Temple Hill Road Proposed Restaurant

— FOLD HERE —

I have reviewed sewage line for above subject project
and recommend a 8" line using A. C. pipe classification
of 8"-33001b.

Appropriate cleanouts for snake are also recommended.

Respectfully,



Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

by _____

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

555 Union Avenue
New Windsor, N. Y.
August 20, 1974

Mr. Joseph J. Cimorelli
103 Kingswood Gardens
New Windsor, N. Y. 12550

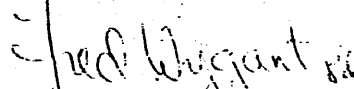
RE: APPLICATION FOR VARIANCE - Motel
Temple Hill

Dear Mr. Cimorelli:

Kindly be advised that your application for variance
No. 11A has been approved as follows:

Resolved that the application of Joseph J. Cimorelli
for a variance of Article IV, Sec. 48-14C of the Zoning Laws
of the Town of New Windsor for a sideyard variance of 25 feet
on the northside of his property; sideyard variance of 10 feet
on the south side of his property and for a height variance of
6 ft., be and the same hereby is, granted.

Yours truly,



FRED WYGANT, Chairman

By: Patricia Delio, Secretary

/pd

cc: Howard Collett, Bldg. Inspector
Town of New Windsor

Joseph LoScalzo, Chairman of the Planning Board
Town of New Windsor